

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 960321- J

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: LOT 2, BLOCK A, RIATA SUBDIVISION, SECTION ONE, FROM "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT TO "GR-MU-CO" COMMUNITY COMMERCIAL DISTRICT-MIXED USE COMBINING DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, AND MORE PARTICULARLY IDENTIFIED IN THE MAP ATTACHED AS EXHIBIT "A" TO THIS ORDINANCE, LOCALLY KNOWN AS 12304 RIATA TRACE PARKWAY, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "GR-CO" Community Commercial district-Conditional Overlay combining district to "GR-MU-CO" Community Commercial district-Mixed Use combining district-Conditional Overlay combining district on the property described in File C14-96-0001, as follows:

Lot 2, Block A, Riata Subdivision, Section One, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 95, Page 378-379, of the Plat Records of Travis County, Texas, [hereinafter referred to as the "Property"]

locally known as 12304 Riata Trace Parkway, in the City of Austin, Travis County, Texas, and more particularly identified in the map attached as Exhibit "A".

PART 2. That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses shall be prohibited on the Property:

- |                                 |                                      |
|---------------------------------|--------------------------------------|
| (a) Automotive rentals,         | (f) Hotel-motel,                     |
| (b) Automotive repair services, | (g) Outdoor sports and recreation,   |
| (c) Automotive sales,           | (h) Restaurant (drive-in, fast food) |
| (d) Exterminating services,     | (i) Pawn shop services, and,         |
| (e) Funeral services,           | (j) Outdoor entertainment.           |

2. No structure of any kind shall be built to a height greater than 40 feet above ground level on the Property.

3. Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property or any portion of the Property shall be approved or released, and no building permit for construction of a building on the Property, shall be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation for the Property as specified in that certain Traffic Impact Analysis prepared by John Hickman & Associates, dated March 14, 1994, submitted in support of the zoning request enacted by this ordinance, or as may be specified by any subsequent amendment or update to said Traffic Impact Analysis, being hereby further submitted in support of the zoning request enacted by this ordinance, on file at the Department of Planning and Development.

Except as specifically restricted pursuant to this ordinance, the Property may be developed and used in accordance with the regulations established for the "GR" Community Commercial base district and other applicable

CITY OF AUSTIN, TEXAS

requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Section 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. That this ordinance shall become effective upon the expiration of 10 days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

March 21, 1996


§



Bruce Todd  
Mayor


APPROVED: 

Andrew Martin  
City Attorney

ATTEST: 

James E. Aldridge  
City Clerk

21Mar96  
MT/jj

	ZONING BOUNDARY	SUBJECT AREA (acres): 2.010 ADDRESS: RIATA TRACE PRKWY. & U. S. 183 N.	NUMBER J 38
	CASE MGR:		
	CYCLE: 96-01 INTLS: JSR		

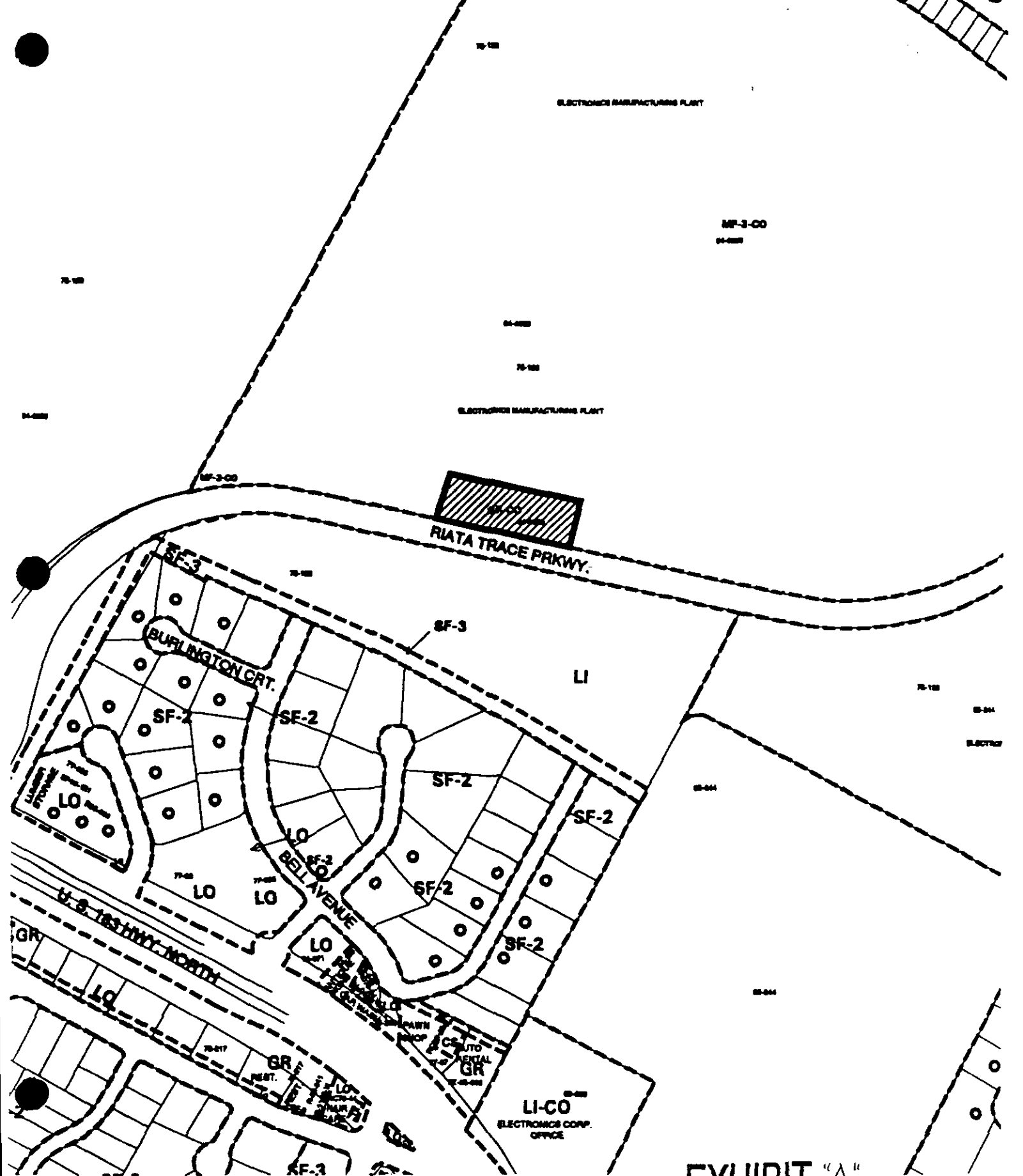


EXHIBIT "A"

960321-5

PO#: 960321-J

Ad ID#: 41Q700300

Acct #: 4992499

Austin American-Statesman

Acct. Name: City Clerk

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

ORDINANCE NO. 960321-J  
AN ORDINANCE ORDERING A RE-  
ZONING AND CHANGING THE ZON-  
ING MAP ACCOMPANYING  
CHAPTER 13-2 OF THE AUSTIN CITY  
CODE OF 1992 AS FOLLOWS: 4.715  
ACRE TRACT OF LAND OUT OF THE  
JAMES P. DAVIS SURVEY NO. 14,  
FROM "SF-2" SINGLE-FAMILY RESI-  
DENCE (STANDARD LOT) DISTRICT  
TO "GO-CO" GENERAL OFFICE DIS-  
TRICT-CONDITIONAL OVERLAY  
COMBINING DISTRICT, LOCALLY  
KNOWN AS 3003 NORTHLAND  
DRIVE, IN THE CITY OF AUSTIN, TRAV-  
IS COUNTY, TEXAS; WAIVING THE  
REQUIREMENTS OF SECTIONS 2-2.3,  
2-2.5, AND 2-2.7 OF THE AUSTIN CITY  
CODE OF 1992; AND PROVIDING  
AN EFFECTIVE DATE: MAY 1, 1996

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Sharon Janak

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

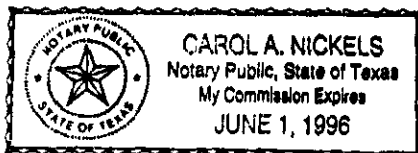
Date (s): April 2, 1996

Class: 9980 Lines: 22 Cost: \$54.12

and that the attached is a true copy of said advertisement.

Sharon Janak

SWORN AND SUBSCRIBED TO BEFORE ME, this the 2nd day of Apr, 1996.



Carol A. Nickels

Notary Public in and for  
TRAVIS COUNTY, TEXAS

Carol A. Nickels  
(Type or Print Name of Notary)

My Commission Expires: 6/1/96

PO#: 960321-J

Ad ID#: 7JMT00200

Acct #: 4992499

**Austin American-Statesman**

Acct. Name: City Clerk

**AFFIDAVIT OF PUBLICATION**

THE STATE OF TEXAS  
COUNTY OF TRAVIS

ORDINANCE NO. 960321-J  
AN ORDINANCE ORDERING A RE-  
ZONING AND CHANGING THE ZON-  
ING MAP ACCORDING TO THE CODE  
OF THE CITY OF AUSTIN, TEXAS  
OF 1992 AS FOLLOWS LOT 2, BLOCK  
ONE FROM THE SUBDIVISION, SECTION  
ONE, TOWNSHIP ONE NORTH, RANGE  
ONE EAST, COUNTY OF TRAVIS, TEXAS  
TO "COMMERCIAL OVERLAY DISTRICT"  
FROM "COMMERCIAL OVERLAY DISTRICT"  
TO "COMMERCIAL OVERLAY DISTRICT"  
AND MORE PARTICULARLY, DISTRICT AND MORE  
MAP ATTACHED AS EXHIBIT "A" TO  
THE ORDINANCE, LOCALLY KNOWN IN  
THE CITY OF AUSTIN, TEXAS, AS  
THE "RAYA TRACE PARKWAY IN  
THE CITY OF AUSTIN, TEXAS."  
AND 2-27 OF THE AUSTIN CITY  
CODE OF 1992, AND PROVIDING  
AN EFFECTIVE DATE.  
MAYOR BRUCE TODD  
AUSTIN, TEXAS

Before me, the undersigned authority, a Notary Public in and for the County of  
Travis, State of Texas, on this day personally appeared:

David DeVargas

Classified Advertising Agent of the *Austin American-Statesman*, a daily  
newspaper published in said County and State that is generally circulated in  
Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me,  
states that the attached advertisement was published in said newspaper on the  
following dates, to wit:

Date (s): July 22, 1996

Class: 9980 Lines: 27 Cost: \$66.42

and that the attached is a true copy of said advertisement.

David DeVargas

SWORN AND SUBSCRIBED TO BEFORE ME, this the 22nd day of July, 1996.



Sharon Janak  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

Sharon Janak  
(Type or Print Name of Notary)

My Commission Expires: 11/10/99